RESOLUTION NO. 23-174

A RESOLUTION ADOPTING A SITE-SPECIFIC DEVELOPMENT PLAN FOR A NEW ICE CREAM SHOP/CAFÉ ON PROPERTY LOCATED IN THE WEST BROADWAY CORRIDOR DESIGN OVERLAY AT 23 SOUTH 22ND STREET AND 27 SOUTH 22ND STREET AND LEGALLY DESCRIBED AS LOTS 4 AND 5 AND THE EAST 50 FEET OF LOT 6, ALL IN BLOCK 2, COCHRAN'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Magdalena Gonzalez is requesting the City rezone property legally described above (currently under consideration by this City Council (Case #ZC-23-007) and adoption of a site-specific development plan for a new ice cream shop/café; and

WHEREAS, The site development plan is outlined in the Planning Commission Communication and Attachment "C" attached hereto; and

WHEREAS, The Community Development Department recommends approval of the request to adopt a site-specific development plan for a new ice cream shop/café on property legally described as Lots 4 and 5 and the East 50 feet of Lot 6, Block 2, Cochran's Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the request to adopt a site-specific development plan for a new ice cream shop/café on property legally described as Lots 4 and 5 and the East 50 feet of Lot 6, Block 2, Cochran's Addition, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED
AND _____, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk